SEND TAX STATEMENT TO:

MAP NO. 162 9A PARCEL NO. 131

BOOK 5495 PAGE 868

This Instrument Prepared By:
WAYNE B. GLASGOW, JR.
Attorney-at-Law
238 Public Square
Franklin, Tennessee 37064

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I NORMA JEANNE NIXON, formerly NORMA JEANNE HILTON, have this day bargained and sold and do hereby transfer and convey unto GEORGE RICHARDSON and wife, BETTY W. RICHARDSON, their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to wit:

> Being Townhouse Number 131 of the Hickory Valley Condominiums, Phase II, as recorded in Master Deed of record, Book 4937, Page 429, Register's Office of Davidson County, Tennessee, to which reference is here made for the purpose of incorporating the legal descrpition herein as if copied verbatim.
>
> And being the same property conveyed to Norma J. Hilton by deed of record in Book_____page_____, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said GEORGE RICHARDSON and Wife, BETTY W. RICHARDSON, their heirs and assigns, forever.

AND I COVENANT with the said GEORGE RICHARDSON and Wife, BETTY W. RICHARDSON, that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except as follows:

(1) Taxes for the year 1979 which are a lien against the property but are not yet due and payable. Said taxes will be the responsibility of Grantees when said taxes become due and payable.

(2) By-Laws of the Hickory Valley Condominiums, Phase II, in Book 4659, Page 32, Register's Office of Davidson County, Tn.

(3) By-Laws as described in Warranty Deed of record in Book 4832, Page 84, Register's Office of Davidson County, Tn.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE RICHARDSON and Wife, BETTY W. RICHARDSON, their heirs and assigns, against the lawful claim of all persons, whomsoever.

WITNESS my hand, on this the 5 day of September, 1979.

Norma Jeanne Nixon
NORMA JEANNE NIXON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public in and for the said State and County, NORMA JEANNE NIXON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official at Franklin, Tennessee, on this the 5th day of September, 1979.

(SEAL)

W.B Sloan, Jr
NOTARY PUBLIC

My Commission Expires:
May 6, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 34,335.99.

Larry Bernard Douglas

Sworn to and subscribed before me, on this the 10th day of Sept, 1979.

(SEAL)

W W Williams
~~NOTARY PUBLIC~~

~~My Commission Expires~~:

Mary Ley

SEP 10 12 18 PM '79
F50966

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5495 PAGE 868

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34335.99- CO	
			65.13 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	7. .00-
			02:5A09/10/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-50966

IDENTIF. REFERENCE

SEP 10 12 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 710560